

ISSUES PAPERS

PLANNING COMMISSION PUBLIC HEARING

November 19, 2009

Application: SPEX 2009-0001 - Loudoun County Animal Care and Control

- Applicant: Tom Koenig, Loudoun Animal Shelter, 703-777-0406.
- Catoctin Election District
- The property is approximately 14 acres in size and is located in the northwest quadrant of the intersection of Charles Town Pike (Route 9) and Hamilton Station Road (Route 704), at 39820 Charles Town Pike - see Vicinity Map.
- Summary of application:

The Loudoun Animal Shelter seeks to amend Special Exception 1999-0009, in order to construct a free-standing 1,400 s.f. building and to alter the hours of operation to include Sundays in the AR-1 (Agriculture Rural-1) zoning district.

- (1.) The new building is two halves of a portable trailer that used to be a police substation in Fairfax County, and is currently stored at Franklin Park. It would be rehabilitated and placed on a concrete foundation on the southeastern side of the existing shelter building, and tied into utilities serving the rest of the property. It would provide a badly needed dedicated space for staff work and training purposes, which would help free up the one existing space in the current building for other uses.
- (2.) In an effort to provide better service to customers, the applicant seeks to amend condition #5 from SPEX 1999-0009 to establish business hours on Sunday, primarily for adoption purposes. The animal shelter would then close to the public one weekday each week, most likely Monday.

Deadlines:

- Acceptance Date: March 31, 2009
- Critical action date: extended by applicant to December 31, 2009
- Review Delays: There have been no major delays in the review; one first referral was one week late, and one second referral was two weeks late. The applicant took 37 days to respond to the first referrals, and 12 days to respond to the second referrals.
- Board Public Safety and Human Services Committee – The subject of this application was pulled from the agenda for the September 17, 2009 PCPH and sent to this committee on September 23, 2009 at the request of a Board member. There it was placed on the consent

agenda, and approved by a vote of 2-0-1 (Supervisor McGimsey absent), to direct staff to process an amendment (SPEX 2009-0001) to SPEX 1999-0009 to allow the shelter to be open on Sundays and to expand the shelter facility.

- Board Business Meeting, October 20, 2009 – It is anticipated that, at this meeting, the Board will agree with the recommendation of the above noted Committee, and recommend that staff process SPEX 2009-0001 to amend SPEX 1999-0009 to allow the shelter to be open on Sundays and to expand the shelter facility.

Key Issues:

- There are no issues remaining with the application; all comments were addressed by the applicant.
- The conditions of approval are under development at this time, and will likely be under review by the County Attorney when the staff report is published. An update will be provided at the public hearing.

Readiness:

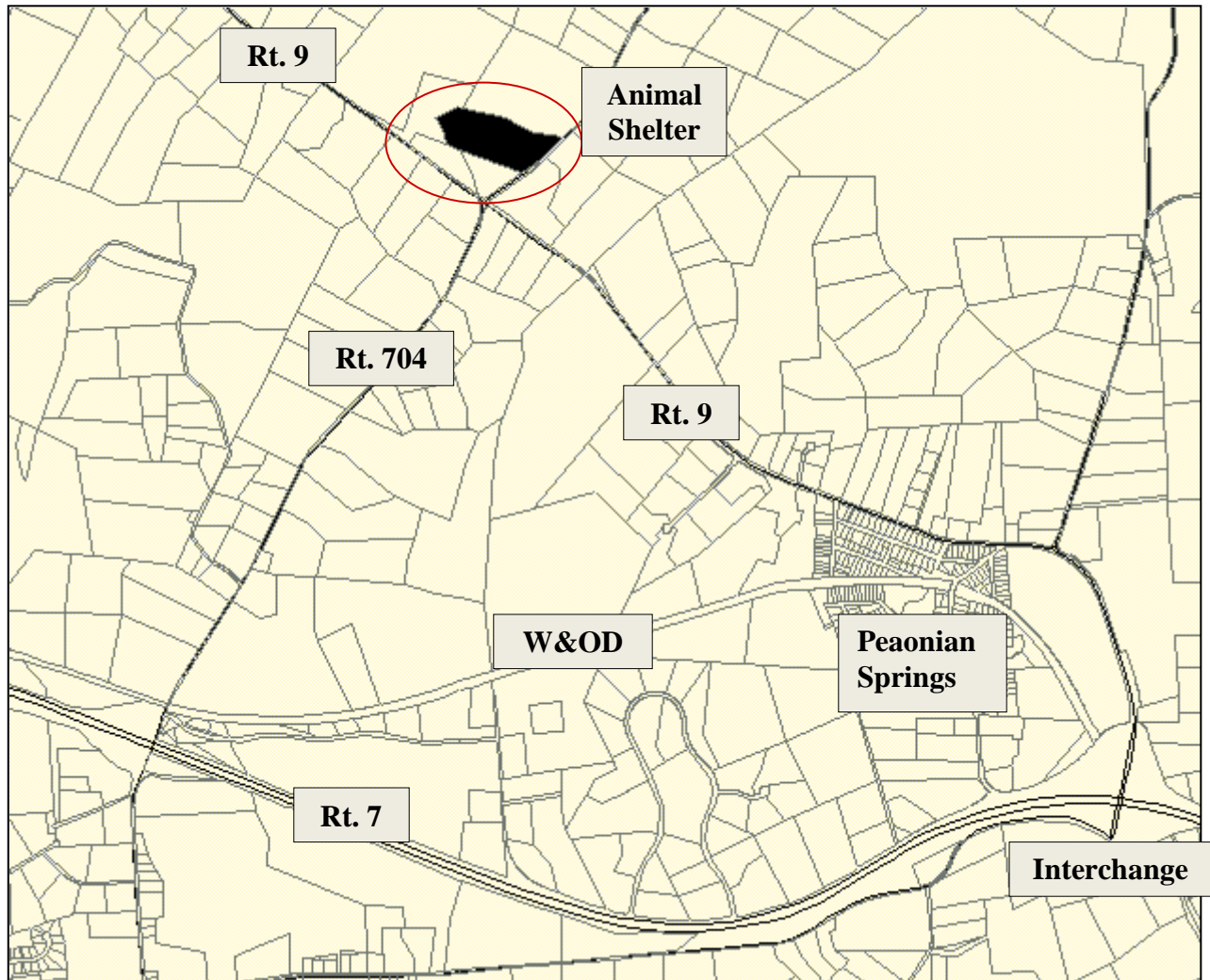
- The application is ready for action by the Planning Commission.
- Double-Advertising: The application has received approval to double-advertise for the December 7, 2009 Board of Supervisors Public Hearing. Staff supports this course of action.

Illustration:

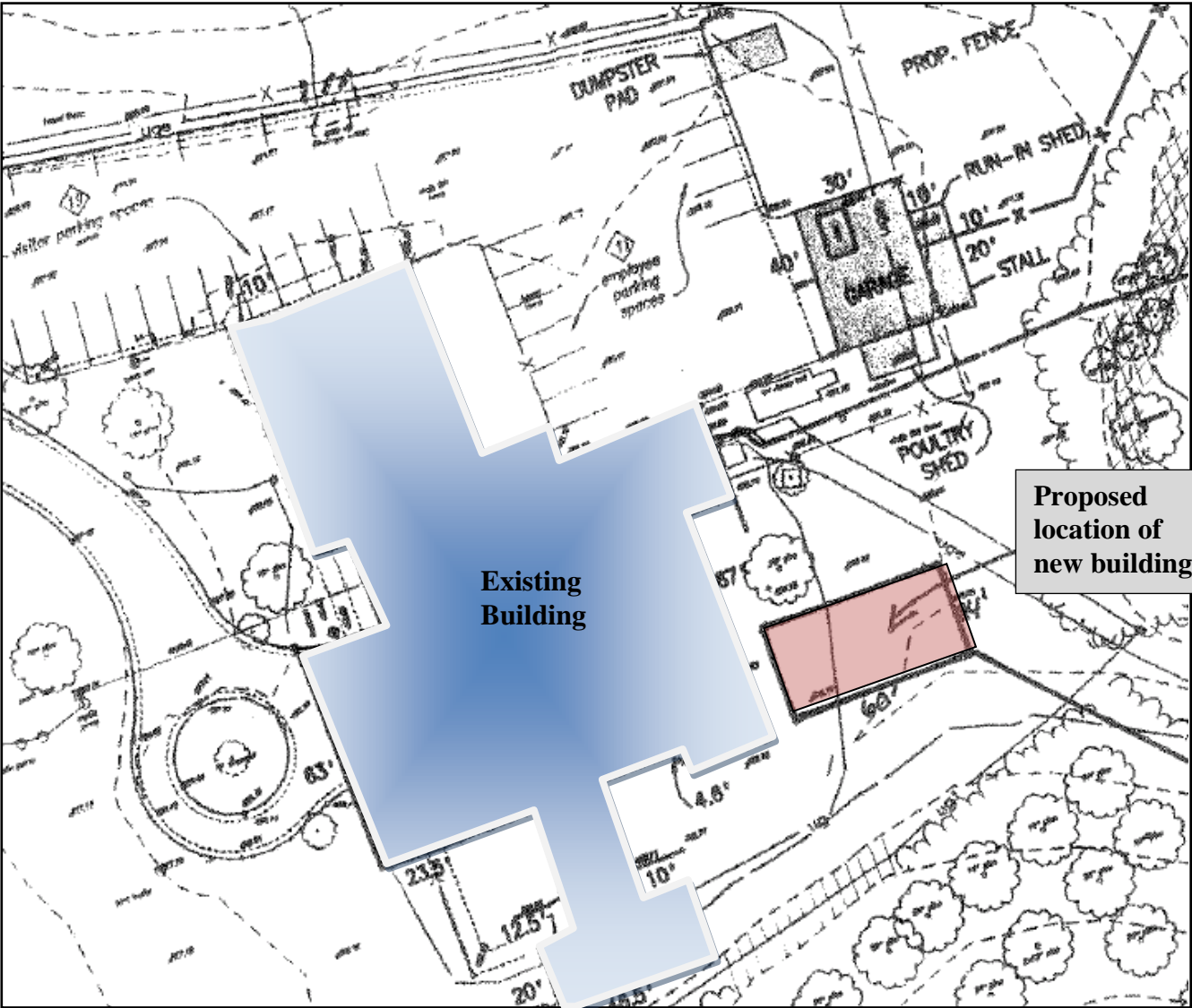
- A photo of the proposed trailer to be used as office and training space is below. Graphics (1.) and (2.) shows where on the property this structure will be located.



VICINITY MAP



Graphic (1.): Existing Building and Proposed New Building



Graphic (2.) – Area behind the existing building for the proposed new structure.

